

**IDAHO FALLS REDEVELOPMENT AGENCY**  
**P.O. BOX 50220**  
**IDAHO FALLS, IDAHO 83405-0220**

March 18, 2010

Regular Meeting  
Minutes

Council Chambers

**Call to Order:** Chair Barnes called the meeting to order at 3:00 p.m.

**Members Present:** Chair Bob Barnes, Tom Hally, LaMar John, Linda Martin, Dave Radford and Lee Radford.

**Members Absent:** None

**Also Present:** Renée Magee, Agency executive director; Thane Sparks, Agency treasurer; Ida Hardcastle and Sharon Parry, Idaho Falls City Council members; Jan Blickenstaff, city grants administrator, Julie Ulrich, Idaho Falls Downtown Development Corporation (IFDDC); and Donna Carlson, recording secretary. Ryan Armbruster, Agency legal counsel, was present via teleconference.

**Minutes: February 18, 2010. LaMar John moved to approve the minutes of February 18, 2010, as written. Motion seconded by Tom Hally. Motion passed.**

**Approval of Bills:** Chair Barnes presented the finance report dated March 18, 2010. The following bills were presented to be paid: Harlan Mann, \$635.45; Donna Carlson, \$104.00; Elam & Burke, \$3,473.72 from the Snake River allocation fund; Rudd & Company, \$500.00 and Elam & Burke, \$264.00 from the River Commons revenue fund. **Dave Radford moved to approve the bills as read. Motion seconded by LaMar John. Motion passed.**

**Approval of Audit:** The audit was previously presented by Scott Bond, Rudd & Company, and an unqualified statement of opinion was issued. **Tom Hally moved to accept the audit as presented and to provide the city clerk with a copy of the audit. Motion seconded by Lee Radford. Motion passed.**

**Approval of Annual Report:** The draft of the 2009 annual report was presented, including corrections from counsel. **LaMar John moved to approve the 2009 annual report, as corrected, and to provide the City Clerk with a finalized copy of the 2009 annual report. Motion seconded by Tom Hally.** Dave Radford said he had not seen or read the report. Magee noted it was mailed separately. **Motion passed with Dave Radford abstaining.**

**Legislative update:** Armbruster explained HB 672 was created as a result of the work of the subcommittee of the House Revenue and Taxation Committee. The bill combines the reform portion of HB 567, the modernization bill drafted by Elam & Burke, as well as

some of the smaller bills. The modernization portion of HB 567 was excluded. There were many criticisms from opposing sides and the House Revenue and Taxation Committee deferred to Chairman Lake. He will hold HB 672 in committee subject to the call of the Chair. The legislative session is expected to end within two weeks and Armbruster does not expect further action within that time period. Some changes being discussed are elections for board members, a more definitive trigger for returning fund balances at fiscal year-ends, and prohibition of any property amendments to existing project areas. Armbruster expects more discussion in 2011. He believes the modernization efforts were valuable and, without HB 567, a bill may have passed that would have been difficult to work with in the future. Based on a question from Hally, Armbruster said there are not many choices remaining for how to create a board, outside of election, that have constitutional authority as well as accountability and credibility. The majority of urban renewal agencies do not favor elections, and an overwhelming number of volunteer board members have stated they will not run for election. Armbruster indicated many issues remain to be resolved.

Barnes read a letter from the Idaho Falls Redevelopment Agency regarding HB 672 that was faxed to Representative Lake. The agency requested Section 2 of HB 672 be redrafted to remove agency board members only upon good cause, thereby, strengthening the independence of the urban renewal agency. The letter also requested Section 13 of HB 672 clarify the projects within the agency's plan are a commitment of agency funding and monies held for future construction of projects within the plan not be considered "excess funds."

**Update on Contract with City of Idaho Falls for Memorial Drive construction:** Due to a conflict of interest, Barnes recused himself from discussion and voting.

Magee explained a draft of an agreement between the City of Idaho Falls and the Idaho Falls Redevelopment Agency regarding the Memorial Drive construction project had been presented to the Agency at the February 18, 2010, meeting. She met with the Public Works staff to discuss the draft and Public Works suggested a two-part agreement, the first contract addressing the design for Memorial Drive and the second contract addressing construction. This approach will provide more accurate cost estimates for the actual construction phase. The cost estimate Magee recalls from 2006 is \$1.9 million, including \$300,000 for water and sewer line replacements. The 2006 estimate did not include the round-about or hardscape adjacent to Memorial Drive. There has not been a design for amenities on the west side of Memorial Drive such as an amphitheater, interactive fountains or decorative lighting. Location of amenities will determine the need for water, sewer, and power service lines. In addition, comments from the public in August indicated the need to ensure the round-about is well designed for vehicular traffic as well as pedestrian and bicycle usage. City Engineering has suggested engaging a transportation engineer to review the design of the round-about. In the past, City Engineering has been less comfortable with designing amenities than designing streets for traffic movement, and there may be a need for additional landscape architect services. The most recent cost estimate from Public Works for Memorial Drive is \$1.6 million, including \$100,000 for water line replacement.

If the contract is done in two phases, Magee estimated engineering design costs at approximately \$150,000 depending upon additional services needed from designers. Magee suggested the agency needs to reach a consensus if \$1.6 million is the amount the agency is willing to commit to reconstruction and, if so, to advise the Mayor and Council.

Magee said power line relocation has been discussed with a rough estimate of \$1.7 million. Agency members in the past have said the agency will not finance the relocation of the power line on the east side of Memorial Drive.

The design for amenities on the west side of the river has not been the focus of any design efforts in order to allow people to concentrate on street design. Amenities need to be planned in order to determine the location and need for utilities in the street as well as curb cuts, storm water storage and sprinkler system placement. The issue is whether the agency or another party will finance a design professional to plan amenities on the west side of Memorial Drive.

An issue not directly related to reconstruction and its design but which needs to be discussed is the determination of a goal for replacement parking. Fifty-four of the 210 spaces on Memorial Drive will remain with approximately 156 spaces to be replaced elsewhere. The Motor Vehicles Department moved to the former District 7 Health Building, and approximately 30 spaces were estimated for DMV usage. There are 42 spaces on Shoup Avenue and on Constitution Way. The agency has been operating under the assumption of replacing approximately 100 spaces, but Magee is uncertain about consensus on that number.

Parking issues suggest the agency needs to discuss with the City its commitment to pursuing paid on-street parking. Magee stated parking structures do not work financially when there is free parking on the street.

Lee Radford broke the issues into four parts: a two-phase contract, division of responsibility for green space along Memorial Drive, replacement parking spaces; and paid on-street parking. The parking issues will change depending upon the discussion of a parking facility. Lee Radford believes a two-phase contract allows moving forward on the design and expedites the entire process. The work needs to be done and it makes sense. Hally believes a design is necessary to assist in discussions and allow for cost estimates. Lee Radford confirmed there is consensus the agreement between the agency and the City of Idaho Falls be a two-part contract, split between design and construction.

Lee Radford referred to the second issue of designing green space. He believes the agency is building a street and the City is the owner who should design and pay for the green space, including stubs, water lines and curb cuts. Dave Radford suggested the \$1.6 million cap on agency expenditures be discussed. If the figure is a firm commitment, it limits what the agency is able to fund. John believes involvement with the amenities will bog down the agency. He wants to provide money for the street and leave remaining issues to the City who will maintain the area. Magee indicated adequate planning reduces

the possibility of tearing up a new street to build amenities not planned in a timely fashion and assists with landscaping and sprinkler issues.

Lee Radford believes many issues can best be handled by the Public Works Department because it knows how systems are maintained and can plan accordingly. He confirmed there is consensus the agency is building a street and delivering a green space as a blank canvas for someone else to design. Martin noted input is needed from City engineering for proper placement of stubs, water lines, etc. Hally stated the clock is ticking. The street cannot be resurfaced and must be dug up. Lee Radford added the road is not working and the infrastructure needs to be upgraded. The two-part design process may indicate the \$1.6 million estimate is faulty but is a solid number at this point. The board agreed the \$1.6 million dollar figure should be put in the contract, but some flexibility may be needed in the future.

Replacement parking will depend upon the parking structure concepts currently being discussed and Lee Radford believes determining a number is premature. Dave Radford is pleased the Mayor will not allow reconstruction to proceed without replacement parking being properly addressed. He appreciates the leadership being provided by the Mayor on this issue and believes replacement parking can be solved to benefit the public as well as concerned users of the area. Lee Radford said the replacement parking situation is in flux. The community lost a valuable member this week when Jeff Ogden of Intermountain Construction passed away. Mr. Ogden was working with the agency to provide parking near the Wackerli apartments.

Lee Radford referred to the issue of paid on-street parking. He believes the contract needs to address the agency paying a certain amount for Memorial Drive while parking continues to be pursued. An understanding needs to be in place the City will support the agency as it moves forward with parking concepts, including 54 parking spaces along Memorial Drive. A parking facility will require some kind of change to on-street parking regulations, but Lee Radford indicated it is hard to foresee the outcome at this point. Martin asked if the parking issues will be addressed in the two-part contract. Magee noted the contract is for Memorial Drive reconstruction rather than for replacement parking for Memorial Drive. There needs to be an understanding that the resolution for parking may not equal exactly 210 spaces. Dave Radford said \$150,000 was spent by the agency for replacement parking derived from the Stucki building. This appropriation indicates the agency is willing to assist with addressing the replacement parking issue. Hally added the City decided to create parking from the area associated with Nick's Trading. Lee Radford stated progress has been made, but the ultimate outcome is unknown. He confirmed there is agency consensus that determining the exact number for replacement parking is not productive at this point.

Armbruster said there will be issues to work through, and parking will be a good faith effort. The discussion provides good guidance for proceeding with the contract.

**Update on downtown parking:** Barnes referred to the loss of Jeff Ogden. Mr. Ogden represented ownership of the Wackerli apartments and had presented a plan for parking

on the county property near the apartments. Mr. Ogden had reviewed what the agency was trying to accomplish on Legion Drive and had offered his valuable assistance and knowledge. His death is truly a loss for the agency and the City. Lee Radford said he spoke with the owner of KB Concrete. His company has built projects in Jackson and is interested in seeing if it can participate in the manner that had been contemplated by Mr. Ogden. KB Concrete can provide cost estimates for both locations.

Julie Ulrich from IFDDC presented a map outlining a trolley bus route and concept. The project is proposed on a three-tier level with the cost varying depending upon the parking location. If someone is transported from a premium location, a premium charge is assessed. A lesser charge would be in place for peripheral parking. IFDDC has been contacted recently about parking concerns, and this plan could assist with the shift of parking from Memorial Drive. Courthouse employees could be dropped off at two different locations. There would be two trolleys, and it takes approximately twenty minutes to complete the entire route. The wait between trolleys should be less than ten minutes. People will also have the choice to utilize metered parking. Ulrich believes offering choice will assist people in accepting new options for accessing downtown. IFDDC is moving forward to firm up cost estimates and pursue implementation. Pocatello has been successful with a trolley, and service could eventually be expanded. Lee Radford asked about cost estimates. Ulrich explained IFDDC is gathering preliminary information. Barnes clarified this concept is being pursued in addition to downtown parking.

Magee added there is potential for a parking lot with 100 to 130 spaces on property belonging to Union Pacific south of Broadway between Eastern and Yellowstone. People have indicated this location does not serve the targeted area downtown, but the IFDDC proposal provides a mechanism to have outer, less expensive parking. The parking in this location will cost less to use as well as to construct.

Magee stated she and the Mayor met with representatives from Melaleuca on March 1. Melaleuca is interested in the concept of a parking structure but requested a preliminary design and firmer cost estimates. Most people familiar with parking structures indicate it is wise to work with individuals who have parking structure experience. Carl Walker, Inc. has quoted \$4,500 plus expenses to provide a preliminary design and cost estimate for this one site. Magee does not anticipate they will visit the site and is not aware of many expenses. Lee Radford added KB Concrete has a good idea of costs and has forms but would need engineering and architect support. Carl Walker Associates are experts with parking and know how to make a structure look nice. Lee Radford believes both approaches are sound. Dave Radford asked if an estimate could be provided, and Lee Radford believes numbers can be provided for both sites prior to the next meeting. Dave Radford is interested in numbers as soon as possible. Barnes agreed and added there are 22 spaces owned by Steve Carr south of the proposed parking garage as well as spaces owned by Doug Nelson north of the proposed parking garage. Lee Radford stated the footprint does not work without utilizing the properties owned by Carr and Nelson. Barnes suggested getting firm commitments. Magee recalls Nelson stating he is interested

in being included. Lee Radford said he has always assumed trading space for covered parking would be a good deal for both Carr and Nelson.

**Tom Hally moved to approve a limit of \$4,500 for development of a design for a parking garage. Motion seconded by Dave Radford.** Lee Radford expects KB Concrete is happy to provide estimates at no charge. In making the motion Hally assumed the development design will assist KB Concrete. Lee Radford indicated KB Concrete will provide a preliminary estimate based on his own knowledge, and Hally questioned a design being necessary at this point. Barnes suggested authorizing Lee Radford to contact KB Concrete and approving up to \$4,500 if outside engineering help is needed. Agency members will be polled individually prior to proceeding with outside engineering assistance. Dave Radford is familiar with KB Concrete and believes Mr. Watson is a good source and does excellent work. Barnes clarified KB Concrete will be provided information that allows them to complete a preliminary design and provide a cost estimate. If outside assistance is needed, Magee will poll agency members individually prior to authorizing the expenditure of \$4,500. **Motion passed.**

The meeting adjourned at 4:20 p.m.

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Donna Carlson, Recording Secretary